

**प्रारूप पुनर्प्रसिद्ध विकास योजना धरणगांव
(वगळलेल्या भागाची)**

**महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम,
१९६६ चे कलम ३१(१) अन्वये मंजूर करणेबाबत**

महाराष्ट्र शासन

नगर विकास विभाग,

शासन निर्णय क्रमांक: टिपीएस-३५०३/२२५३/प्र.क्र.८५/२००५/नवि-९

मंत्रालय, मुंबई ४०० ०३२, दिनांक: १८ ऑगस्ट, २००६

शासन निर्णय:- सोबतच्या दोन अधिसूचना महाराष्ट्र शासनाच्या नाशिक विभाग असाधारण राजपत्रात प्रसिद्ध करण्यात याव्यात.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नांवाने,

M. K. B. B.

**(मनोहर भार्गवे)
कार्यासन अधिकारी.**

प्रति.

विभागीय आयुक्त, नाशिक विभाग, नाशिक
संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे
उपसंचालक, नगर रचना, नाशिक विभाग, नाशिक.

(यांना विनंती करण्यात येत की, सोबतच्या निष्ठाच्या अनुषंगाने अधिप्रमाणित करावयाच्या नकाशाच्या आवश्यक प्रती शासनास सत्वर मादर कराव्यात)

जिल्हाधिकारी, जळगांव

सहाय्यक संचालक, नगर रचना, जळगांव शाखा, जळगांव.

मुख्याधिकारी, धरणगांव नगरपांशद, जि. जळगांव.

व्यवस्थापक, येरवडा शासकीय मुद्रणालय व ग्रंथागार, येरवडा, पुणे.

(त्यांना विनंती करण्यात येते की, सोबतची शासकीय अधिसूचना महाराष्ट्र शासनाच्या राजपत्रात नाशिक विभाग पुरवणीमळे प्रसिद्ध करून त्याच्या प्रत्येकी १० प्रती संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे, उपसंचालक, नगर रचना, नाशिक विभाग, नाशिक, सहाय्यक संचालक, नगर रचनाकार, जळगांव शाखा, जळगांव यांना पाठवाव्यात)

कक्ष अधिकारी, नवि-२०, नगर विकास विभाग, मंत्रालय, मुंबई-३२.

(यांना विनंती करण्यात येते की, सदरहू अधिसूचना शासनाच्या वेब साईटवर प्रसिद्ध करावी)

निवडनस्ती. कार्यासन नवि-९.

NOTIFICATION

Government of Maharashtra,
Urban Development Department,
Mantralaya, Mumbai-400 032.
Dated : 18/8/2006

Maharashtra
Regional &
Town
Planning
Act, 1966

No. TPS-3503/2253/CR-85 (D)/2005/UD-9

Whereas the Dharangaon Municipal Council (hereinafter referred to as "the said Municipal Council") being the Planning Authority for the area within its jurisdiction has submitted the Second Revised Draft Development Plan (hereinafter referred to as "the said Draft Development Plan") to the State Government under sub-Section (1) of Section 30 of the Maharashtra Regional & Town Planning Act, 1966 (Maharashtra Act No. XXXVII of 1966) (hereinafter referred to as "the said Act") on 17th April, 2004;

And whereas, in accordance with the provision of sub-Section (1) of Section 31 of the said Act, the said Draft Development Plan of the said Council is required to be sanctioned not later than one year from the date of its receipt from the Planning Authority or in accordance with the proviso to sub-Section (1) of Section 31 of the said Act, within any such further period as may be specified by the State Government;

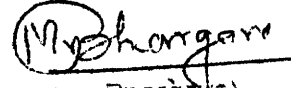
And whereas, the Government vide Notification, Urban Development Department's No. TPS-3503/2253/CR-85(B)/05/UD-9, dated 27th October, 2005 appeared in the Maharashtra Government Gazette, Part I, Nashik Divisional Supplement dated 24th November, 2005 at page Nos. 1532 to 1534 has sanctioned part of the Draft Development Plan of Dharangaon (Second Revised);

And whereas, Government vide Notice, Urban Development Department's No. TPS-3503/2253/CR-85(C)/05/UD-9, dated 27th October, 2005 published in the Maharashtra Government Gazette, Part I, Nashik Divisional Supplement dated 24th November, 2005 at pages 1535 to 1546 has published the excluded part of the Draft Development Plan of Dharangaon (Second Revised) for inviting suggestions/objections from public under second proviso to sub-Section (1) of Section 31 of the said Act;

And whereas, the Government of Maharashtra has extended the time limit for sanctioning the said draft Development Plan under sub-Section (1) of Section 31 of the said Act upto and inclusive of 27th October, 2005 vide Government Notification, Urban Development Department's No. TPS-3503/2253/CR-85(A)/05/UD-9, dated 27th October, 2005;

Now, therefore, in exercise of the powers conferred upon the State Government under the proviso to sub-Section (1) of Section 31 of the said Act, the Government of Maharashtra hereby extends the period for according sanction to the said Draft Development Plan (Excluded Part) of the said Council upto and inclusive of 18/8/2006..

By order and in the name of Governor of Maharashtra,


(Manohar Bhargave)
Section Officer

NOTIFICATION

**Government of Maharashtra,
Urban Development Department,
Mantralaya, Mumbai-400 032.
Dated : 18/8/2006**

No. TPS-3503/2253/CR-85 (B)/2005/UD-9

Whereas in accordance with sub-Section (1) of Section 31 of the Maharashtra Regional & Town Planning Act, 1966 (Maharashtra Act No.XXXVII) (hereinafter referred to as "the said Act") the Government of Maharashtra has sanctioned part of the Draft Development Plan of Dharangaon (Second Revised) vide Government Notification, Urban Development Department, No. TPS-3503/2253/CR-85(B)/05/UD-9, dated 27th October, 2005 published in the Maharashtra Government Gazette, Part I, Nashik Divisional Supplement dated 24th November, 2005 on page Nos.1532 to 1534;

And whereas, the Government of Maharashtra by its Notice, Urban Development Department, No. TPS-3503/2253/CR-85(C)/05/UD-9, dated 27th October, 2005 published in Maharashtra Government Gazette, Part I, Nashik Divisional Supplement dated 24th November, 2005 at page Nos. 1535 to 1546 and announced its intention to publish excluded part of the draft Development Plan of Dharangaon (Second Revised) (hereinafter referred to as "the said excluded part of Dharangaon (Second Revised)") along with a plan showing therein the modifications proposed by Government inviting objections and suggestions from public as provided in second proviso to sub-Section (1) of Section 31 of the said Act;

And whereas, in accordance with sub-Section (2) of Section 31 of the said Act, Government had appointed an Officer to hear person or persons who submit objections or suggestions in respect of the proposed modifications and to submit his report to Government (hereinafter referred to as "the said Officer") vide Government Notification, Urban Development Department, No. TPS-3503/2253/CR-85(C)/05/UD-9, dated 27th October, 2005 appeared in the Maharashtra Government Gazette, Nashik Divisional Supplement dated 24th November, 2005 at page Nos. 1535 to 1546;

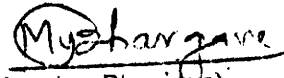
And whereas, in exercise of the powers conferred under the first proviso to sub-Section (1) of Section 31 of the said Act, the Government of Maharashtra by its Notification, Urban Development Department No. TPS-3503/2253/CR-85 (D)/2005/UD-9, dated 18/8/2006 has extended the period for sanctioning the Draft Development Plan of Dharangaon (Second Revised) (Excluded Part) for a period upto and inclusive of 18/8/2006;

And whereas, in accordance with sub-Section (3) of Section 31 of the said Act, Government has taken into consideration the objections and suggestions received and the report of the said Officer;

Now, therefore, in exercise of the powers conferred by sub-Section (1) of Section 31 of the said Act and of all other powers enabling it in that behalf, the Government of Maharashtra hereby,

- (a) Sanctions the Draft Development Plan of the said excluded part of Dharangaon (Second Revised) as specified in the Schedule (I) annexed hereto which shall be the final Development Plan for the said Excluded Part of Dharangaon (Second Revised);
- (b) Fixes the date 3/10/2006 to be the date on which the final Development Plan of the said Excluded Part of Dharangaon (Second Revised) shall come into force.

Note : Copies of plan of final Development Plan of the said Excluded Part of Dharangaon (Second Revised) as modified and sanctioned by the State Government with the modifications shown on the plan in Orange colour have been kept open for inspection by the public during working hours for a period of one year at the office of the Municipal Council, Dharangaon.


(Manohar Bhargave)
Section Officer

**DEVELOPMENT PLAN OF EXCLUDED PART, CHARANGAON (SECOND REVISED)
ACCOMPANIMENT TO G.R.NO. TPS-3503/2253/CR-85 (D)/2005/JD-9, Date 18/8/2006**

SCHEDULE I

MODIFICATIONS SANCTIONED BY GOVERNMENT

Excluded Part No.	D.P. Proposals as per published Plan under Section 26 of the M.R. & T.P. Act, 1956	D.P. Proposals as per submitted Plan under Section 30 of the M.R. & T.P. Act, 1956	Proposals of Substantial Nature as proposed by Government under Section 31 of the M.R. & T.P. Act, 1956.	Modifications sanctioned by Government under Section 31(1) of the M.R. & T.P. Act, 1956
1	2	3	4	5
EP-1	3 mt. road in S No. 1280	9 mt. wide proposed road is to be deleted and land thereunder redesignated as Shopping Centre	Proposed reservation of Shopping Centre is deleted and land thereunder proposed to be shown as per published plan under Section 26.	Sanctioned as proposed under Section 31 of the Maharashtra Regional & Town Planning Act, 1966 by the State Government
EP-2	CTS No. 5290 and 5294, Existing Play Ground	From site of Existing Play Ground, North east land is proposed to be deleted & redesignated as Shopping Centre.	Existing Play Ground is proposed to be reinstated as per published plan under Section 23.	Sanctioned as proposed under Section 31 of the Maharashtra Regional & Town Planning Act, 1966 by the State Government
EP-3	Residential Zone on CTS No. 5170 to 5189 (Existing Timber Market)	The land under CTS No. 5170 to 5189 is proposed to be redesignated as Shopping Centre	The land under CTS No. 5170 to 5189 is proposed to be redesignated as Shopping Centre.	Sanctioned as proposed under Section 31 of the Maharashtra Regional & Town Planning Act, 1966 by the State Government
EP-4	Municipal Office, CTS No. 5238, 5237	Municipal Office is redesignated as Shopping Centre & Municipal Administrative Office	Municipal Office is proposed to be redesignated as Shopping Centre & Municipal Administrative Office as shown on republished plan.	Sanctioned as proposed under Section 31 of the Maharashtra Regional & Town Planning Act, 1966 by the State Government
EP-5	Existing Public Park, S.No. 343A and 344	The land about 2 Acre near to Nalla (to the West side) is proposed to be redesignated as Garden and remaining land is deleted from Public Park and included in Residential Zone.	Existing Public Park is proposed to be reinstated as per published plan under Section 26.	Sanctioned as proposed under Section 31 of the Maharashtra Regional & Town Planning Act, 1966 by the State Government


EP-6	S.No.931, CTS No.5292, Cottage Hospital, Site No. 9A	A new 3 mt. wide road is to be proposed adjacent to the West side of Cottage Hospital from Chofda road as shown on plan.	A new 9 mt. wide road is to be proposed in place of 3 mt. road as shown on republished plan.	Sanctioned as proposed under Section 31 of the Maharashtra Regional & Town Planning Act, 1966 by the State Government
EP-7	Site No.19, Dispensary & Maternity Home and 12 m. DP Road (to the North-West of Site No.19)	Site No.19 and 12 m. DP Road is proposed to be deleted and included in Residential Zone.	Site No.19, Dispensary and Maternity Home with 12 m. DP Road (to the North-West of site) is proposed to be reinstated as per published plan under Section 26.	Sanctioned as proposed under Section 31 of the Maharashtra Regional & Town Planning Act, 1966 by the State Government
EP-8	Site No.15, Post Office, Site No.13, Shopping Centre	Site No.15 & Site No.16 is proposed to be deleted and included in Residential Zone	Site No.15 (Post Office) and Site No.16 (Shopping Centre) is proposed to be reinstated as per published plan under Section 26.	Sanctioned as proposed under Section 31 of the Maharashtra Regional & Town Planning Act, 1966 by the State Government
EP-9	Site No.34 Gymnasium with 12 mt East-West road on southern side.	Site No.34, Gymnasium and 12 mt. East-West road is proposed to be deleted and included in Residential Zone.	Site No.34 and 12 mt East-West road to the southern side is to be reinstated as per published plan under Section 26.	Sanctioned as proposed under Section 31 of the Maharashtra Regional & Town Planning Act, 1966 by the State Government
EP-10	Site No.22 (High School), Site No.24 (Extension to Trombre High School) Site No.25 (Library) Site No.26 (Play Ground)	Boundaries of Site No.22,24,25,26 are rearranged with 9 mt North-South road through existing Trombre School More specifically shown Green colour on submitted plan.	Site No.22 (High School), Site No.24 (Extension to Trombre High School, Site No.25 (Library), Site No.26 (Play Ground) are proposed to be reinstated and redesignated as per published plan under Section 26.	Sanctioned as proposed under Section 31 of the Maharashtra Regional & Town Planning Act, 1966 by the State Government
EP-11	Site No.7 (Play Ground)	South portion from Site No.7 is proposed to be deleted and redesignated as Multipurpose Hall.	Site No.7, Play Ground is proposed to be reinstated as per published plan under Section 26.	Sanctioned as proposed under Section 31 of the Maharashtra Regional & Town Planning Act, 1966 by the State Government
EP-12	CTS No.5127(pt), Existing Ginning Factory	CTS No.5217 (pt), Existing Ginning Factory	Land under CTS No.5217 (pt) from Existing Ginning Factory is proposed to be deleted and included in Residential Zone as shown on plan.	Sanctioned as proposed under Section 31 of the Maharashtra Regional & Town Planning Act, 1966 by the State Government

EP-13	Site No.54, Play Ground	Site No.54, Play Ground	Site No.54, Play Ground is proposed to be deleted and land thereunder proposed to be included in Residential Zone.	Sanctioned as proposed under Section 31 of the Maharashtra Regional & Town Planning Act, 1966 by the State Government
EP-14	Site No.8, Primary School and Site No.9, Extension to Veterinary Hospital	Site No.8, Primary School and Site No.9, Extension to Veterinary Hospital and 3 mt. wide road to the East side	Site No.8, Primary School completely deleted and Site No.9 proposed on S.No 338 belonging to Indira Gandhi School is deleted and land thereunder is redesignated as Existing Indira Gandhi Junior & Senior College with 9 mt. North-South road to the East side as shown on plan.	Site No.9 & the North portion of Site No.8 is redesignated as Existing Indira Gandhi Junior & Senior College with 9 mt. North-South road to the East side of Site No.9 as shown on the plan. The remaining portion of Site No.8 is reserved as Site No.8, Primary School and its Appropriate Authority is changed as Vivekanand Shikshan Prasarak Mandal instead of Dharangaon Municipal Council.
EP-15		PROPOSED MODIFICATIONS TO DEVELOPMENT CONTROL RULES.		
		Regulation 1 :- Provisions for allowing "Research & Development Institutions in No Development Zone" subject to the condition mentioned in Appendix-R-1.		Sanctioned with modification as shown in Appendix R-1.
		Regulation 2 :- Following new users shall be allowed to be permitted in R-1 Zone under Appendix M of bye-law No 14.2 (Appendix-R-2) :- "Flour mill" subject to condition mentioned in Appendix-R-2."		Sanctioned as proposed under Section 31 of the Maharashtra Regional & Town Planning Act, 1966 by the State Government
		Regulation 3 :- Regulation for Information Technology Establishments :- Information Technology Establishments will be permitted subject to regulations mentioned in Appendix-R-3 (Government Circular No. MISC TPS 2004/687/CR 26/2004/JD-13 dated 20 th May, 2004)		Sanctioned with modification as shown in Appendix R-3.

	<p>Regulation 4 :- Regulations for Biotechnology Units :- Biotechnology unit will be permitted subject to regulations mentioned in Appendix-R-4. (Government Circular No TPB 4302/818/CR 88/2002/UD-12, dated 10th October, 2002 & order dated 1st March, 2003)</p> <p>Regulation 5 :- Provisions regarding facilities for physically handicapped persons should be made as per Appendix-R-5. (Government Circular No. TPB 43200/1829/CR 216200/UD-11, dated 25th February, 2002)</p> <p>Regulation 6 :- Regulations for permitting commercial use on the lands in possession of Maharashtra State Road Transport Corporation (MSRTC) notwithstanding anything to the contrary in these regulations or the Development Plan / Planning proposals shall be allowed to be developed for commercial use to the extent of 50% of the admissible FSI subject, however to the general restrictions otherwise applicable to such development and also in accordance with the Government of Maharashtra Home Department's Regulation No. STC-3400/CR-14/TRA-1, dated 1st February 2001 as may be modified from time to time (Appendix-R-6)</p> <p>Regulation 7 :- Regulation for providing 12 mt. service road, building line and control lines as per Govt Regulation of PWD dated 9.3.2001, 21.9.2001, 7.1.2002 (Appendix-R-7)</p> <p>Regulation 8 :- Regulation for providing area of one fitness centre for a co-operative housing society or apartment owner association, as free of FSI (Appendix-R-8) (Government Circular No. TPB 4303/13/CR 249/03/UD-11, dated 17th June, 2004)</p> <p>Regulation 9 :- Lands of Government/Semi government/Public Institutions which are included in Public-Semipublic Zone, Commercial use shall be allowed subject to following conditions -</p> <ul style="list-style-type: none"> (i) Maximum 15% existing built up area may be allowed for commercial purpose. (ii) Commercial use shall be permitted along the road side. (iii) Separate access shall be required for both the uses (Public Semipublic use and Commercial use) (iv) Basement shall not be permitted. 	<p>Sanctioned with modification as shown in Appendix R-4.</p> <p>Sanctioned with modification as shown in Appendix R-5.</p> <p>Sanctioned as proposed under Section 31 of the Maharashtra Regional & Town Planning Act, 1966 by the State Government</p> <p>Sanctioned with modification as shown in Appendix R-7.</p> <p>Sanctioned as proposed under Section 31 of the Maharashtra Regional & Town Planning Act, 1966 by the State Government</p> <p>Sanctioned as proposed under Section 31 of the Maharashtra Regional & Town Planning Act, 1966 by the State Government</p>
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	<p>Regulation 10 :- The lands designated as <u>Existing Industry</u> may be allowed to be developed for adjoining user if that industrial use is discontinued. Chief Officer should independently entertain development permission for adjoining use in consultation with Director of Town Planning, Maharashtra State, Pune.</p> <p>Regulation 11 :- These open spaces (if any) from sanctioned lay out that are earmarked as Existing Open Space (in Green colour) on the Development Plan are part & parcel of the original Residential Zone.</p> <p>Regulation 12 :- About Draftsman's Error :- Draftsman's error which are required to be corrected as per actual situation on site/or as per survey records, sanctioned lay out etc. shall be corrected by the Chief Officer, Municipal Council, Bhursawal after due verification and prior approval from Director of Town Planning, Maharashtra State, Pune.</p> <p>Regulation 13 :- The private or rental premises designated in Public-Semipublic Zone will continue to be in this zone as long as Public-Semipublic user exists, otherwise these lands shall be considered to be included in adjoining use with prior approval of Director of Town Planning, Maharashtra State, Pune.</p>	<p>Sanctioned as proposed under Section 31 of the Maharashtra Regional & Town Planning Act, 1966 by the State Government.</p> <p>Sanctioned as proposed under Section 31 of the Maharashtra Regional & Town Planning Act, 1966 by the State Government.</p> <p>Sanctioned with modification as follows :- About Draftsman's Error :- Draftsman's error which are required to be corrected as per actual situation on site/or as per survey records, sanctioned lay out etc. shall be corrected by the Chief Officer, Municipal Council, Dharamgaon after due verification and prior approval from Director of Town Planning, Maharashtra State, Pune.</p> <p>Sanctioned as proposed under Section 31 of the Maharashtra Regional & Town Planning Act, 1966 by the State Government.</p>
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		<p>Regulation 14 :- Use of Petrol pump in No Development Zone/ Agricultural Zone</p> <p>Use of Petrol Pump permitted in green Zone (No Development Zone) on following conditions :-</p> <ol style="list-style-type: none"> Site should be adjoining to National Highway/State Highway/major district roads, other roads having minimum width of 18 mt. It is necessary to obtain no objection certificate from High way Authority It is necessary to obtain no objection certificate from Petroleum Department of Central Government. It is necessary to obtain no objection certificate from Chief Controller of Explosive. 	Sanctioned as proposed under Section 31 of the Maharashtra Regional & Town Planning Act, 1966 by the State Government.
		<p>Regulation 15 :- Sub rule No.20.3.2. b is proposed to be amended as follows</p> <p>Amended sub Rule No.20.3.2.b :- The Floor area of mercantile building/Commercial building shall not be more than $\frac{1}{3}^{th}$ of the plot area & height of building shall be G+2 floors or stillt +3 floors</p> <p>Following New sub Rule No.20.3.2.C is proposed to be added after sub Rule No. 20.3.2.b</p> <p>Amended sub Rule No.20.3.2.C :- The maximum permissible FSI for mercantile/ Commercial building shall be 1.00.</p>	Sanctioned as proposed under Section 31 of the Maharashtra Regional & Town Planning Act, 1966 by the State Government


 (Manohar Bhargava)
 Section Officer

APPENDIX R-1 TO R-8

APPENDIX R-1 (Modified)

Use of Research and Development Institutions permitted in R-1 Zone may be permitted in No Development Zone on the following conditions :-

1. Plot area should not be less than 10 Hectares.
2. Permissible plinth area shall be 10% of total area.
3. Maximum of 1% of built up area for office use and maximum of 1% of built up area for servants quarters shall be permissible for a total built up area.
4. No. of staff shall be related to area in 3000 sq. ft. per member/servant.
5. Research and development of dangerous chemical industries and explosive work is not permissible.
6. Only ground floor or ground + 1 structure is permissible.
7. Compulsory trees @ 500 trees per Hectare should be planted.
8. Even after getting approval, the permission can be treated as cancel if any of the above condition is not followed properly.

APPENDIX R-2

Use of Flour Mill permitted in R-1 Zone on following conditions :-

"The flour mill should be permitted in a separate building of ground."

APPENDIX R-3 (modified)

Special Regulations for Development of IT/ITES

R-1

Definition :

In the context of the policy, the Information Technology Industry, Industry, IT services and IT Enabled Services as defined below :-
IT Taskforce of Government of India has defined IT software as follows :-

- a) **IT Software** : IT Software is defined as any representation of instruction, data, sound or image, including source code and object code, recorded in a machine readable form and capable of being manipulated or providing interactivity to a user, with the means of a computer.
- b) **IT Hardware** : IT Hardware covers approximately 150 IT products notified by Directorate of Industries.
- c) **IT Services and IT Enabled Services** : These includes various IT services and are defined by the IT Taskforce of the Government of India as follows :-
"IT Service including IT Enabled Service is defined as any unit that provides services, that result from the use of any IT Software over a Computer System for realizing any value addition"

The Directorate of Industries has prepared and published an illustrative list of such IT Enabled Services which is to be updated from time to time.

R-1-2 Height of the Room for I.T.E. :

Notwithstanding any thing contained in these regulations, any telematic equipment storage erection facility can have a height as required for effective functioning of that system.

3. R-1.3 Covered Antenna to be Free of FSI :-

Any covered Antenna/Dish Antenna/communication Tower will be allowed to be erected free of FSI, if it is used for Telecom (basic Cellular or Satellite Telephone) or ITE purpose which shall include equipment relating to Earth Station, V-Sat, Routes, Transponders and similar ITE related structures or equipment.

4. R-1.4 I.T.E.s to be allowed in Residential Zone :-

"Notwithstanding any thing contained in these regulations, IT/ITES on the plots/premises fronting on roads having width more than 12.00 Mt." shall be allowed.

5. R-1.5 I.T.E.s to be allowed in Industrial Zone (I-1) :-

IT/ITES shall be permitted in I-1 Zone & Services Industrial Estates on all plots fronting on roads having width more than 12.00 Mt.

6. R-1.6 I.T.E.s to be allowed in General Industrial Zone (I-2) & Special Industrial Zone (I-2) :

IT/ITES shall be permitted on all plots fronting on roads having width more than 12.00 Mt.

7. R-1.7 I.T.E.s to be allowed in No Development Zone/Green Zone earmarked in the Development Plan :-

Development Plan of IT/ITES with ancillary residential development shall be allowed in No Development Zone subject to the following conditions: -
The total FSI shall not exceed 0.20 Residential Development shall not exceed one third of the total built up area.

Construction of ITE/Ancillary residential use may be permitted (in suitable location so as to keep as much as remaining space open) upto 20 percent on 10 percent of the area of plot. On remaining 90 percent plot, trees shall be planted at the rate of 500 trees per hectare.

Sub-division of land shall be permitted with the area of plot to be sub-divided being not less than 40.00 Sq.Mt.

R-1.8 Additional FSI to IT/I.T.E.s :-

Subject to approval by Director of Industries, the Chief Officer or as the case may permit the Floor Space Indices specified in these regulations to be exceeded to the extent of 100 percent over and above the permissible FSI as under (including for IT/ITES units located in No Development Zone/Green Zone/Agricultural Zone proposed in the Development Plan or Regional Plan)

(i) 100 percent additional FSI shall be made available to all IT/ITES units in public IT parks.

(ii) 100 percent additional FSI shall be made available to all registered IT/ITES units located in private IT parks approved by the Director of Industries.

(iii) Permission for erecting towers and antenna upto the height permitted by the Civil Aviation Department shall be granted by the concerned municipal bodies at the time and as a part of approval of building plan itself.

R-19 General Terms/Conditions applicable for Development of IT/ITES units :

- (i) Additional FSI to IT/ITES would be available only upon full utilization of basic admissible FSI.
- (ii) Additional FSI to IT/ITES would be available to IT/ITES parks duly approved by the Director of Industries.
- (iii) The additional FSI shall be granted upon payment of premium which shall be paid in the manner as may be determined by the Government. Such premium shall be recovered at the rate of 25 percent of the present day market value of the land under reference as indicated in the Ready Reckoner.
- (iv) 25 percent the total premium shall be paid to the Government and remaining 75 percent amount shall be paid to the said respective Municipal Council.
- (v) The premium so collected by the Planning Authorities/MDC shall be primarily used for development/upgradation of all sites infrastructures required for IT/ITES park and the utilization of this premium shall be monitored by the empowered committee.
- (vi) In the event, the developer comes forward for provision of such of site infrastructure at his own cost, then the respective Planning Authority or the MDC as the case may be shall determine the estimated cost of the works and shall also prescribed the standards for the work. After completion of the works, the said Planning Authority/MDC shall verify as to whether the same is as per prescribed standards and thereafter, by deducting the cost of works, the balance amount of premium shall be recovered by the said Planning Authority/MDC.
- (vii) Users/Services ancillary to the IT/ITES : While developing site for IT/ITES with additional FSI, users ancillary to the principal user as may be approved by the Directorate of Industries shall also be allowed.
- (viii) No condonation in the required open spaces, parking and other requirements prescribed in these regulations shall be allowed in case of such additional FSI.

APPENDIX R-4 (modified)

Regulation for Biotechnology Unit

Regulation for Biotechnology units which are certified by the Development

- 1) **Definition of Biotechnology Unit :** The Biotechnology Unit shall mean and include Biotechnology units which are certified by the Development Commissioner (Industries) or any other Officer authorized by him in this behalf.
- 2) **Biotechnology Unit is to be allowed in Industrial Zone I-1, I-2 and I-3 :** Biotechnology unit shall be permitted on all plots fronting on roads having width more than 12 Mt.

(i) Additional FSI to Biotechnology Unit :

The Chief Officer in consultation with Deputy Director of Town Planning may permit the Floor Space indices specified in the Building Byelaws & Development Control Rules to be exceeded by 100% in respect of buildings in independent plots of Biotechnology establishment set up by Public Bodies like MHADA, SEEPZ, MIDC, SICOM, STP or their joint venture companies having more than 11% state of these bodies or lessees of this public bodies having plots exclusively used for Biotechnology units subject to terms and conditions as he may specify.

Provided in case additional FSI allowed in respect of Biotechnology unit as aforesaid, premium as may be determined by Government shall be paid to the Municipal Council out of which 50% shall be payable to the Government.

APPENDIX R-5 (modified)

Model Building Bye-laws to provide facilities for physically handicapped persons :-

BYE-LAWS

1. SHORT TITLE EXTENT & COMMENCEMENT

- (i) These bye-laws shall be annexed to the Dharangaon Municipal Bye-laws.
- (ii) They shall be extent to a whole Municipality of Dharangaon.

2. DEFINITIONS :

- 2.1 Non-ambulatory Disabilities :- Impairments that, regardless of cause or manifestation for all practical purposes, confine individuals to wheelchairs.
- 2.2 Semi-ambulatory Disabilities :- Impairments that cause individuals to walk with difficulty or incurty individuals using braces or crutches, amputees, arbritics, spasitics and those with pulmonary and cardiac ills may be semi-ambulatory.
- 2.3 Hearing Disabilities :- Deafness or hearing handicaps that might make an individual insecure in public areas because he is unable to communicate or hear warning signals.
- 2.4 Sight Disabilities :- Total blindness or impairments effecting sight to the extent that the individual, functioning in public areas, is insecure or exposed to danger.
- 2.5 Wheel Chair :- Chair used by disabled people for mobility. The standard size at wheelchair shall be taken as 1050 mm x 750 mm.

3. SCOPE

These bye-laws are applicable to all buildings and facilities used by the public: it does not apply to private and public residence.

4. SITE DEVELOPMENT

Level of the road access paths and parking areas shall be described in the plan along with specification of the materials :

- 4.5 Access path/walk way : Access path and plot entry and surface and parking to building entrance shall be minimum of 1800 mm wide having even surface without any steps, slope, if any, shall not have gradient greater than 5% selection of floor material shall be made suitably to attract or to guide visually impaired persons (limited to coloured floor material whose colour and brightness is conspicuously afferent from that of the surrounding floor material or the material that emit different sound to guide visually impaired persons hereinafter referred to as "guiding floor material" (Annexure-1). Finishes shall have a non-slip surface with a texture traversable by a wheel chair. Curbs wherever provided should blend to a common level.

4.6 Parking :- For parking of vehicles at handicapped people, the following provisions shall be made :-

Surface parking for two car spaces shall be provided near entrance for the physically handicapped persons with maximum travel distance of 30.0 meter from building entrance. The width of parking bay shall be minimum 3.6 meter. The information starting that the space is reserved for wheel chair users shall be conspicuously displayed.

Guiding floor materials shall be provided or a device which guides visually impaired persons with audible signals or other devices which serves the same purpose shall be provided.

5 BUILDING REQUIREMENTS

The specified facilities for the buildings for physically handicapped persons shall be as follows :-

Approach to plinth level

Corridor connecting the entrance text for the handicapped

Stair-ways

Lift

Toilet

Drinking water

5.5 Approach to plinth level : Every building should have at least one entrance accessible to the handicapped and shall be indicated by proper signage. This entrance shall be approached through a ramp together with the stepped entry.

5.5.1 Ramped Approach : Ramp shall be finished with non-material to enter the building. Minimum width of ramp shall be 180 mm. With maximum gradient 1:12 length of ramp shall not exceed 9.0 meter having 800 mm high handrail on both sides extending 300 mm beyond top and bottom of the ramp. Minimum gap from the adjacent wall to the handrail shall be 50 mm.

5.5.2 Stepped Approach : For stepped approach, size of tread shall not be less than 300 mm and maximum riser shall be 150 mm. Provision of 600 mm high handrail on both sides of the stepped approach similar to the ramped approach.

5.5.3 Exist/Entrance Door : Minimum & clear opening of the entrance door shall be 900 mm and if shall not be provided with a step that obstructs the passage of a wheelchair user. Threshold shall not be raised more than 12 mm.

5.5.4 Entrance Landing : Entrance landing shall be provided adjacent to ramp with the minimum dimension 1800 mm x 2000 mm. The entrance landing that adjoin the top end of a slope shall be provided with floor materials to attract the attention of visually impaired persons (to coloured floor material whose colour and brightness is consciously different from that of the surrounding floor material or the material that emit different sound to guide visually impaired persons hereinafter referred to as "guiding floor materials" (Annexure-1). Finishes shall have a non slip surface with a texture traversable by a wheelchair. Curbs wherever provided should be end to a common level.

5.6 Corridor connecting the entrance/exit for the handicapped : The corridor connecting the entrance/exit of handicapped leading directly out to a place where information concerning the overall use of the specified building can be provided to visually impaired persons either by a person or by signs, shall be provided as follows :

- a) Guiding floor materials shall be provided or devices that emit sound to guide visually impaired persons. The minimum width shall be 1500 mm.
- b) In case there is a difference of level slope ways shall be provided with a slope of 1:12. Hand falls shall be provided for ramps/slope ways

5.7 Stair-ways : One of the stair-way near the entrance/exit for the handicapped shall have the following provisions :-

- a) The minimum width shall be 1500 mm.
- b) Height of the riser shall not be more than 150 mm and width of the tread 300 mm. The steps shall not have abrupt (square) nosing.
- c) Maximum number of risers on a flight shall be limited to 12.
- d) Handrails shall be provided on both sides and shall extend 300 mm on the top and bottom of each flight or steps.

5.8 Lifts : Wherever lift is required as per bye-law, provisions of at least one lift shall be made for the wheel chair user with the following cage dimensions and lift recommended for passenger lift of 13 persons capacity of Bureau of Indian Standards.

Clear internal depth	1100 mm
Clear internal width	2000 mm
Entrance door width	900 mm

A handrail not less than 800 mm long at 1000 mm above floor level shall be fixed adjacent to the control panel.

The lift lobby shall be of an inside measurement of 1800 mm x 1800 mm or more.

The time of an automatically closing door should be minimum 5 seconds and the closing speed should not exceed 0.25 Meter/Sec

The interior of the cage shall be provided with a device that audibly indicates the floor the cage has reached and indicates that the door of the cage for entrance/exit is either open or closed.

5.9 Toilets : One special W.C. in a set of toilet shall be provided for the use of handicapped with essential provision of wash basin near the entrance for the handicapped.

The minimum size shall be 1500 mm x 1750 mm

Minimum clear opening of the door shall be 900 mm and the door shall swing out.

Suitable arrangement of vertical/horizontal handrails with 50 mm clearance from wall shall be made in the toilet.

The W.C. seat shall be 500 mm from the floor.

5.10 Drinking Water Suitable provision of drinking water shall be made for the handicapped near the special toilet provided for them

5.11 Designing for Children : In the buildings meant for the pre-dominate use of the children, it will be necessary to suitably after the height of the handrail and other fittings and fixtures etc.

Explanatory Note

GUIDING/WARNING FLOOR MATERIAL :

The floor material to guide or warn the visually impaired person with a change of colour or material with conspicuously different texture and easily distinguishable from the rest of the surrounding floor materials is called guiding or warning floor material. The material with different texture gives audible signals with sensory warning when a person moves on this surface with walking stick. The guiding/warning floor material is meant to give the directional effect or warn a person at critical places. This floor material shall be provided in the following areas :-

- a) The access path to the building and the parking area.
- b) The land lobby towards the information board, reception, lifts, stair cases & toilets.
- c) Immediately at the beginning/end of walkway where there is a vehicular traffic.
- d) At the location abruptly changing in level or beginning/end of ramp.
- e) Immediately in front of an entrance/exit and the landing.

PROPER SIGNAGE:

Appropriate identification of specific facilities within a building for the handicapped persons should be done with proper signals. Visually impaired persons make use of other senses such as hearing and touch to compensate for the lack of vision whereas visual signals benefit those with hearing disabilities.

Signs should be designed and located so that they are easily legible by using suitable letter size (not less than 20 mm high). For visually impaired person, information board in braille should be installed on the wall at a suitable height and it should be possible to approach them closely. To ensure safe walking there should not be any producing signs which creates obstructions in walking. Public address system may also be provided in busy public areas.

The symbols/information should be in contrasting colour and properly illuminated because people with limited vision may be able to differentiate amongst primary colours. International symbol marked for wheel chair as shown below: to be installed at the lift, toilet, stair cases, parking areas etc. that have been provided for the handicapped.

APPENDIX R-8

Commercial use of lands in the possession of the Maharashtra State Road Transport Corporation.

Notwithstanding anything to the contrary contained in this regulations or the Development Plan/Planning Proposals, land in the possession of Maharashtra State Road Transport Corporation shall be allowed to be developed for commercial use to the extent of 50% of the admissible floor space index subject, however, to the general restrictions otherwise applicable to such development and also in accordance with the Government of Maharashtra, Home Department, Resolution No.STC 3400/CR-148/TRA- 1, dated 1st February, 2001 as may be modified from time to time.


APPENDIX R-7 (modified)

Notwithstanding anything to the contrary in these regulations or the Development Plan/planning proposals or any development shall be allowed to be developed as per Government of Maharashtra, PWD Resolution No.RBD-1089/871/Road-7, dated 9.3.2001, No.RBD-1001/72/Road-7, dated 21.9.2001 and No.RBD-1001/72/Road-7, dated 7.1.2002. Also at the time of approval of layout in existing or extended municipal limit, 12 mt. wide service road should be proposed along National Highways, State Highways and major district roads. No relaxation should be granted prior to approval of Public Works Department.

APPENDIX R-8

Area of one fitness centre for co-operative housing society or an apartment owner association provided as free of FSI.

In every residential building, constructed or proposed to be constructed for the use of co-operative housing society or apartment owner association, a fitness centre or one room will be permitted. The area of one room shall be limited to 20 sq.mt. It shall not be used for any other purpose except for fitness activities and its ownership shall vest to society or association. This one room built up area limited to 20 sq.mt. is free of FSI.


Manohar Bhargava,
Section Officer